



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tintagel Court, Manchester, M26 3TY

Offers Over £425,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the charming Tintagel Court, Radcliffe, this exquisite detached family home is a true gem. Set on an impressive corner plot, the property boasts an abundance of both indoor and outdoor space, making it ideal for family living. With four generously sized bedrooms and two modern bathrooms, there is ample room for everyone to enjoy their own space.

The heart of the home is undoubtedly the contemporary fitted kitchen, which seamlessly flows into four inviting living areas, perfect for both relaxation and entertaining. The neutral decoration throughout the property creates a warm and welcoming atmosphere, allowing you to move straight in without the need for any immediate renovations.

Situated within a tranquil estate on a quiet cul-de-sac, this home offers the added benefit of ample off-road parking and beautiful gardens that are not overlooked, providing a sense of privacy and serenity. The enviable detached double garage adds further convenience, making this property a practical choice for families.

A credit to the current owners, this home has been meticulously maintained and is truly not to be missed. Whether you are looking for a peaceful retreat or a vibrant family hub, this property is the perfect family home ready for you to make your own. Don't miss the opportunity to view this remarkable residence.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Tintagel Court, Manchester, M26 3TY

Offers Over £425,000



- Four Bedroom Detached Family Home
- Two Modern Bathrooms
- Ample Off Road Parking And Detached Double Garage
- Tenure - Freehold

- Four Versatile Reception Areas
- Impressive Corner Plot With Private Gardens
- EPC Rating C

- Contemporary Fitted Kitchen
- Quiet Cul De Sac Location
- Council Tax Band - E

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

13'7 x 13 (4.14m x 3.96m)

Central heating radiator, coving, smoke alarm, understairs storage, wood effect laminate flooring, doors to reception room, dining room, kitchen diner, study and WC, stairs to first floor.

Reception Room

18'6 x 12 (5.64m x 3.66m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire with granite effect surface, tiled splashbacks, aluminium double glazed sliding doors to conservatory.

Conservatory

10'11 x 9'6 (3.33m x 2.90m)

UPVC double glazed surrounding windows, electric heater, spotlights, wood effect tiled flooring, UPVC double glazed French doors to rear.

Dining Room

10'8 x 10'4 (3.25m x 3.15m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring.

Kitchen

12'8 x 10'2 (3.86m x 3.10m)

Two UPVC double glazed windows, chrome heated towel rail, range of panelled wall and base units, wood effect surfaces, composite sink and draining board with mixer tap, four door Range cooker with seven ring gas hob and integrated extractor hood, space for fridge freezer, integrated dishwasher, spotlights, tiled flooring, door to utility room.

Utility Room

7'10 x 5'1 (2.39m x 1.55m)

Central heating radiator, range of panelled wall and base units, wood effect surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, Viessmann boiler, tiled flooring, composite double glazed door to rear.

Study

7'10 x 6'6 (2.39m x 1.98m)

UPVC double glazed window, central heating radiator.

WC

6'5 x 3 (1.96m x 0.91m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of vanity top wash basin with mixer tap and a dual flush WC, tiled flooring.

First Floor

Landing

11'5 x 10'5 (3.48m x 3.18m)

UPVC double glazed frosted window, loft access, storage cupboards, doors to four bedrooms and bathrooms.

Bedroom One

12'8 x 11'9 (3.86m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobes and shelving, door to en suite.

En Suite

9'4 x 6'5 (2.84m x 1.96m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure, tiled elevations, spotlights, LED mirror, tiled flooring.

Bedroom Two

12'2 x 9'9 (3.71m x 2.97m)

UPVC double glazed windows, central heating radiator.

Bedroom Three

12'2 x 8'5 (3.71m x 2.57m)

UPVC double glazed window, central heating radiator.

Bedroom Four

8'4 x 6'9 (2.54m x 2.06m)

UPVC double glazed window, central heating radiator, fitted wardrobes, desk and shelving.

Bathroom

8'7 x 8'4 (2.62m x 2.54m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, tile panelled bath with direct feed shower and mixer tap, tiled elevations, spotlights, tiled flooring.

External

Front

laid to lawn garden with paving and bedding areas, mature shrubbery, off road parking and access to double garage.

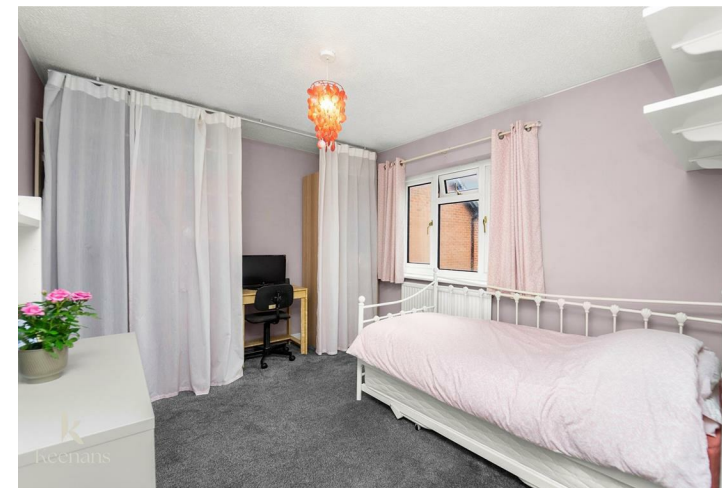
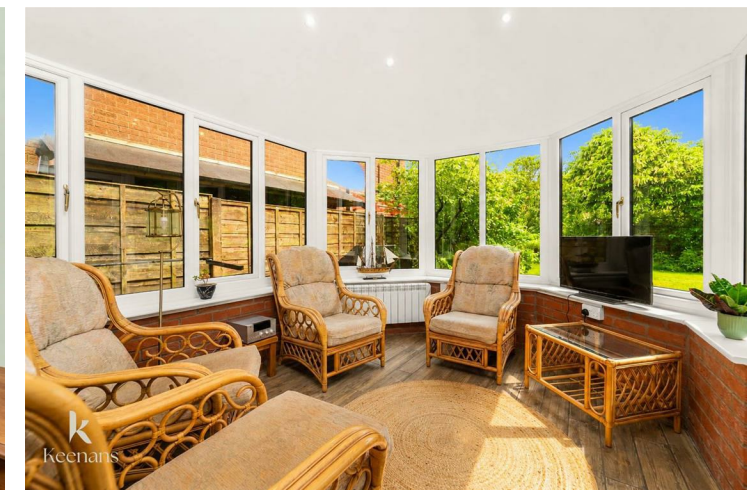
Double Garage

17'2 16'8 (5.23m 5.08m)

Power, lighting, two up and over garage doors.

Rear

Laid to lawn garden with paving and bedding areas, mature shrubbery, greenhouse, aluminium pergola.



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